

PLANNING SERVICES

The Planning Services Section serves as the implementation office for the adopted Comprehensive Plan. The staff performs extensive duties regulating and coordinating development within the Urban County Government and provides the necessary informational services to accomplish that task.



The section is responsible for Planning Commission related activities such as Zone Map Amendment Requests (Zone Changes); Subdivision and Development Plan Administration; Zoning Ordinance and Subdivision Regulation Text Amendments; Board of Adjustment Administration of Conditional Use Appeals, Variances, Administrative Review Appeals; Board of Architectural Review Appeals and special community related projects.

Zoning Administration

The Zoning Ordinance is the single most important legal device for carrying out the Land Use Plan. The first ordinance for this community was adopted in 1930. The current ordinance was adopted in 1983 including amendments through 1997.

The Urban County is divided into zones which are depicted on the official zoning atlas. The text of the zoning ordinance states what is and is not allowed in each zone, what and where structures may be built on properties as well as the size and height.

Detail from a zoning atlas sheet.



The staff processes approximately 50 Zone Map Amendment Requests (Zone Changes) and 10 Text Amendments to the Zoning Ordinance per year.

Subdivision Administration

The Land Subdivision Regulations are considered as minimum requirements and are adopted in accordance with the adopted Comprehensive Plan to promote public health, safety and general welfare, through coordination of land subdivision, so as to achieve an orderly and harmonious pattern of development for the Urban County. The first Land Subdivision Regulations for the community were adopted in 1930. The current regulations were adopted in 1983 including amendments through 1997.

The staff processes approximately 500 plans each year to accomplish the development in the Urban County. These plans consist of Development Plans; Preliminary and Final Subdivision Plans; Consolidation, Non-building, Corrected Amended, Easement Minor, Administrative Action, Public Acquisition, and Display House Minor Subdivision Plans.

The staff also processes approximately four Subdivision Regulation Text Amendments per year.

Board of Adjustment Administration

The Board of Adjustment has three functions: (1) It is empowered to decide applications for Conditional Use permits to allow for the proper integration into a neighborhood of a specific use named in the Zoning Ordinance; (2) It may grant Variances from Zoning Ordinance requirements in dimensional cases pertaining to the height, width, or location of structures, and the size of yards, etc.; (3) It may hear Administrative Review cases where it has been alleged by an appellant that the Division of Building Inspection has erred in the enforcement of the Zoning Ordinance.

Planning Commission

The Planning Commission is established under the provision of KRS 100.133 and consists of eleven citizens appointed by the Mayor and approved by the Urban County Council for a four-year term ending on July 1st of the designated year. The Commission is a recommending body to the Urban County Council in zoning matters and the final decision maker in the subdivision of land. All appeals of their decisions are filed in Fayette Circuit Court.

Board of Adjustment

The Board of Adjustment is established under the provision of KRS 100.217 and consists of seven citizens appointed by the Mayor and approved by the Urban County Council for a four-year term ending on July 1st of the designated year. The Board is the final decision maker in all cases under their jurisdiction. All appeals of their decisions are filed in Fayette Circuit Court.

Board of Architectural Review Appeals

The Planning Commission is responsible for hearing appeals of the decisions made by the Board of Architectural Review on requests for Certificates of Appropriateness for properties within the 13 local Historic Districts. The Commission has two or three of these appeals per year. The Planning Commission's action on these matters may be appealed in Fayette Circuit Court.

